



Rock Estates



Fernleigh Culford Road
Ingham, Bury St. Edmunds, IP31 1NP

Guide price £350,000



Fernleigh Culford Road

Ingham, Bury St. Edmunds, IP31
1ND

Nestled in the charming village of Ingham, Bury St. Edmunds, this delightful detached bungalow on Culford Road offers a perfect blend of modern living and village settings. The property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retirement retreat.

Upon entering, you will be greeted by a spacious reception room that exudes warmth and comfort, providing an inviting space for relaxation and entertaining. The current owners have modernised the home with great care, ensuring that it is beautifully presented and ready for you to move in and enjoy.

The bungalow features a well-appointed shower room, designed with contemporary fixtures and fittings, enhancing the overall appeal of the property. The kitchen/dining area is functional and stylish, perfect for preparing meals and enjoying casual dining, as well as entertaining guests.

Outside, the property benefits from parking space for two vehicles, a valuable asset in this sought-after location. The surrounding area is known for its picturesque scenery and community spirit, making it a wonderful place to call home.

In summary, this modernised bungalow on Culford Road is a rare find in a desirable neighbourhood, offering comfort, convenience, and a welcoming atmosphere. Do not miss the opportunity to make this lovely property your own.

Hallway





Living Room
15'87 x 10'30 (4.57m x 3.05m)

Kitchen/Dining Room
15'80 x 10'64 (4.57m x 3.05m)

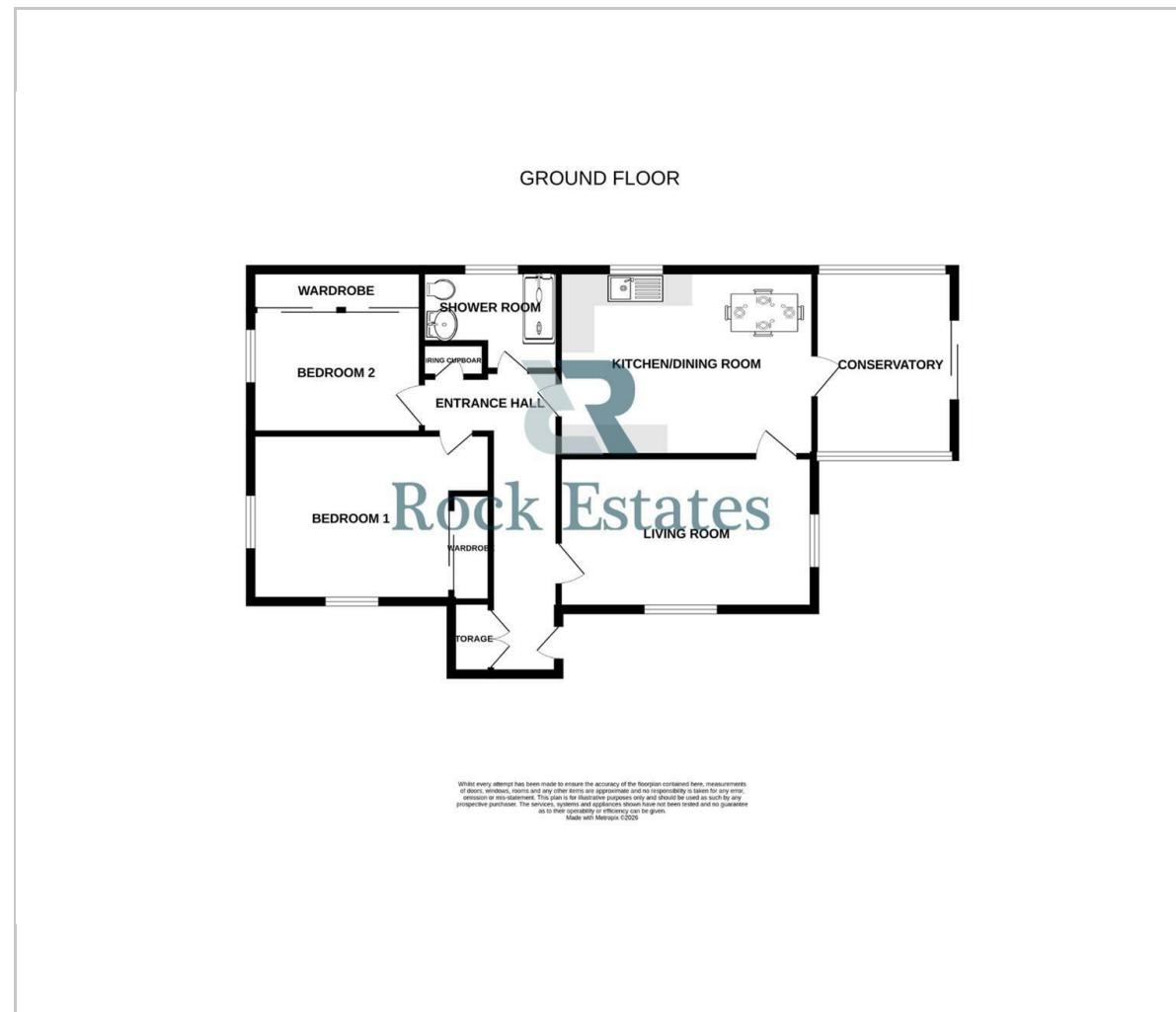
Bedroom One
10'28 x 13'07 (3.05m x 4.14m)

Bedroom Two
9'76 x 8'44 (2.74m x 2.44m)

Shower Room

Conservatory/Lean to
Garden
Driveway

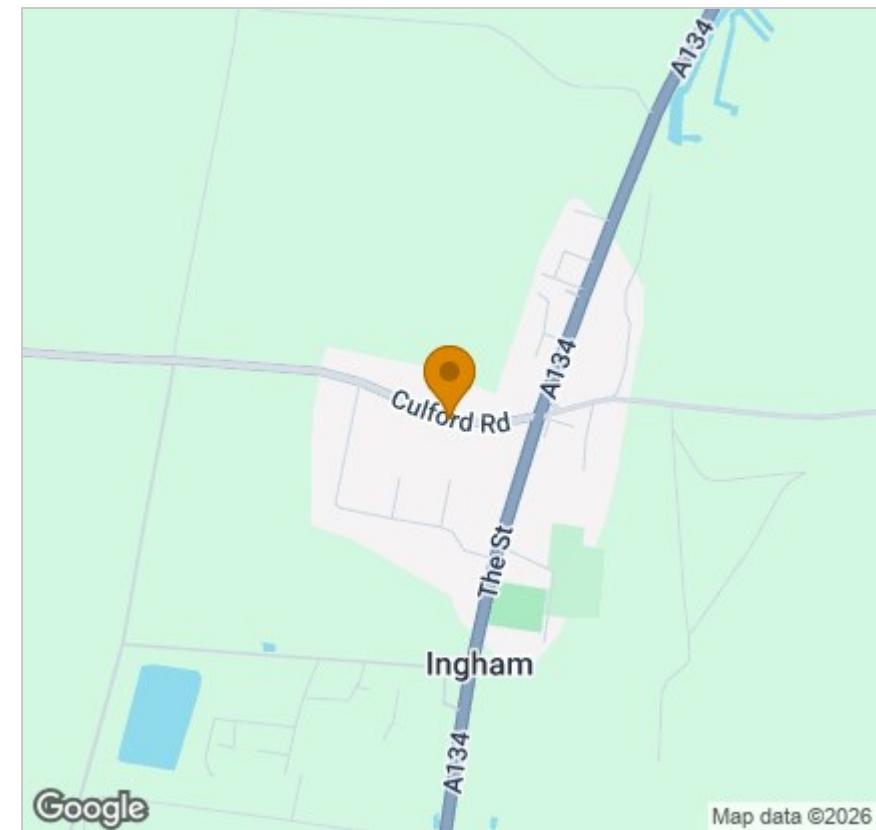
Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.